



BETHANY HOME 303 PAD

ZON22-14

City Council Voting Meeting– December 13, 2022





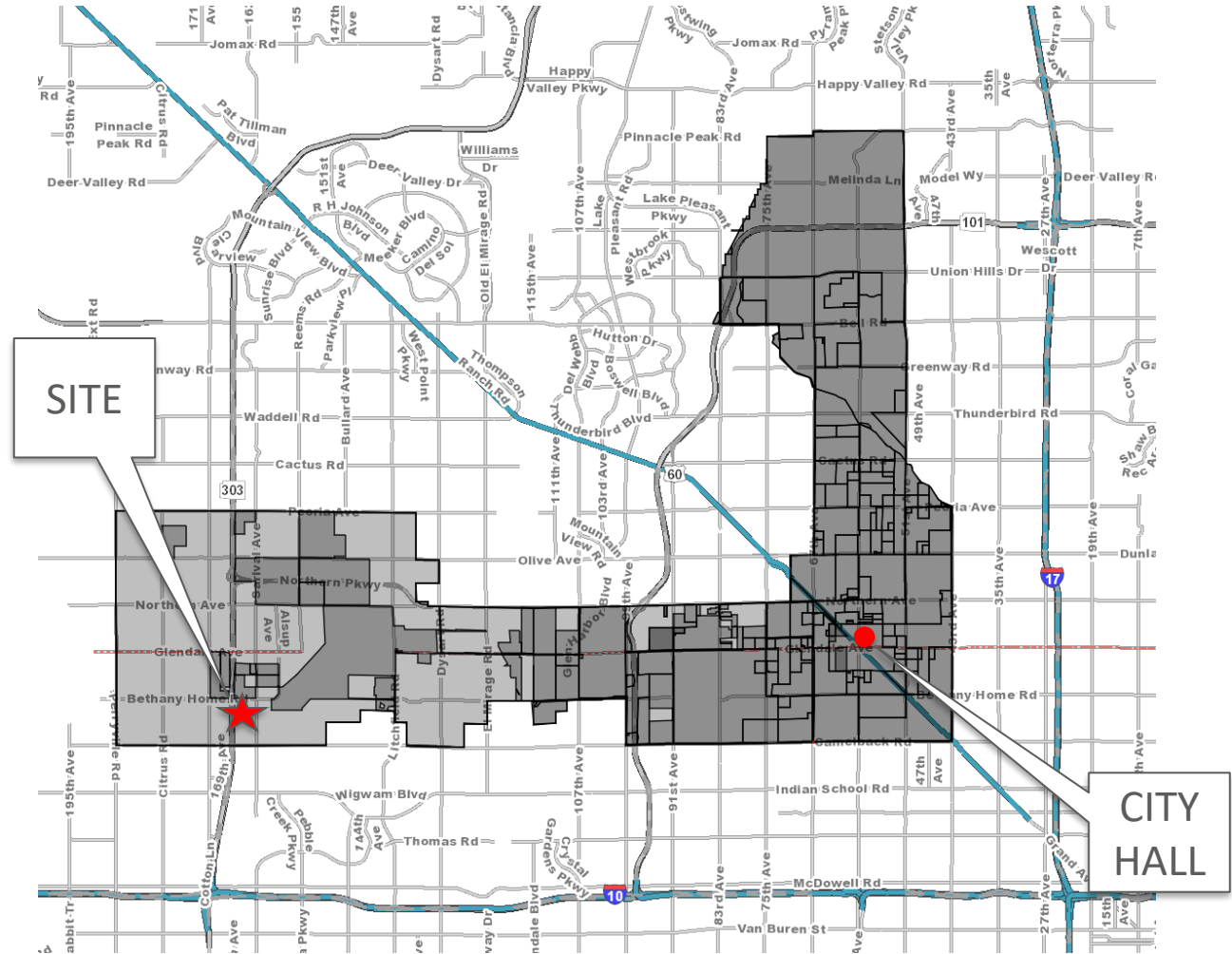
Request

1) Zone change from M-1 (Light Industrial) to PAD (Planned Area Development).

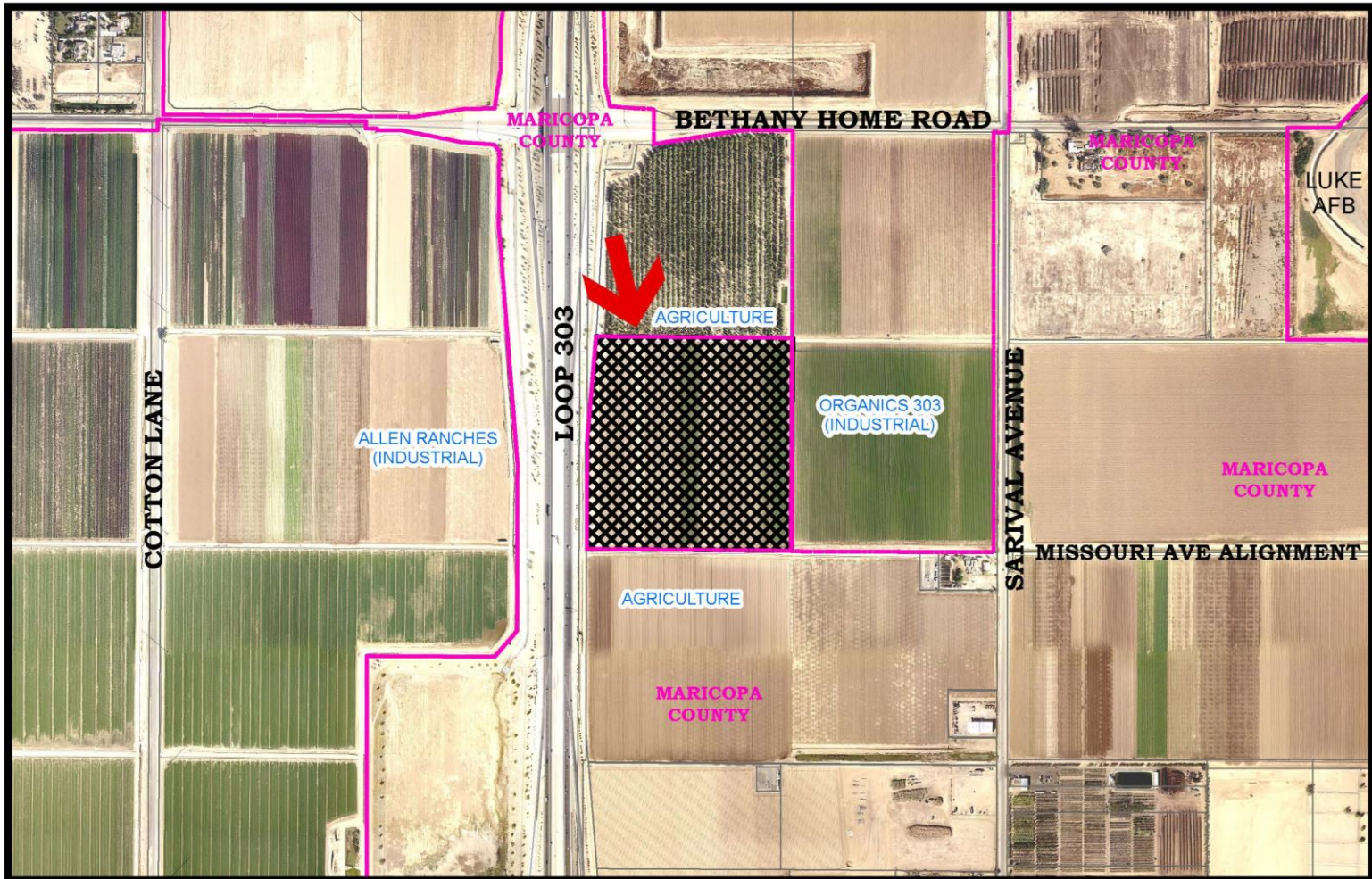
Applicant: Michael Buschbacher on behalf of Earl & Curly, representing Mckinney Investment.

Vicinity Map

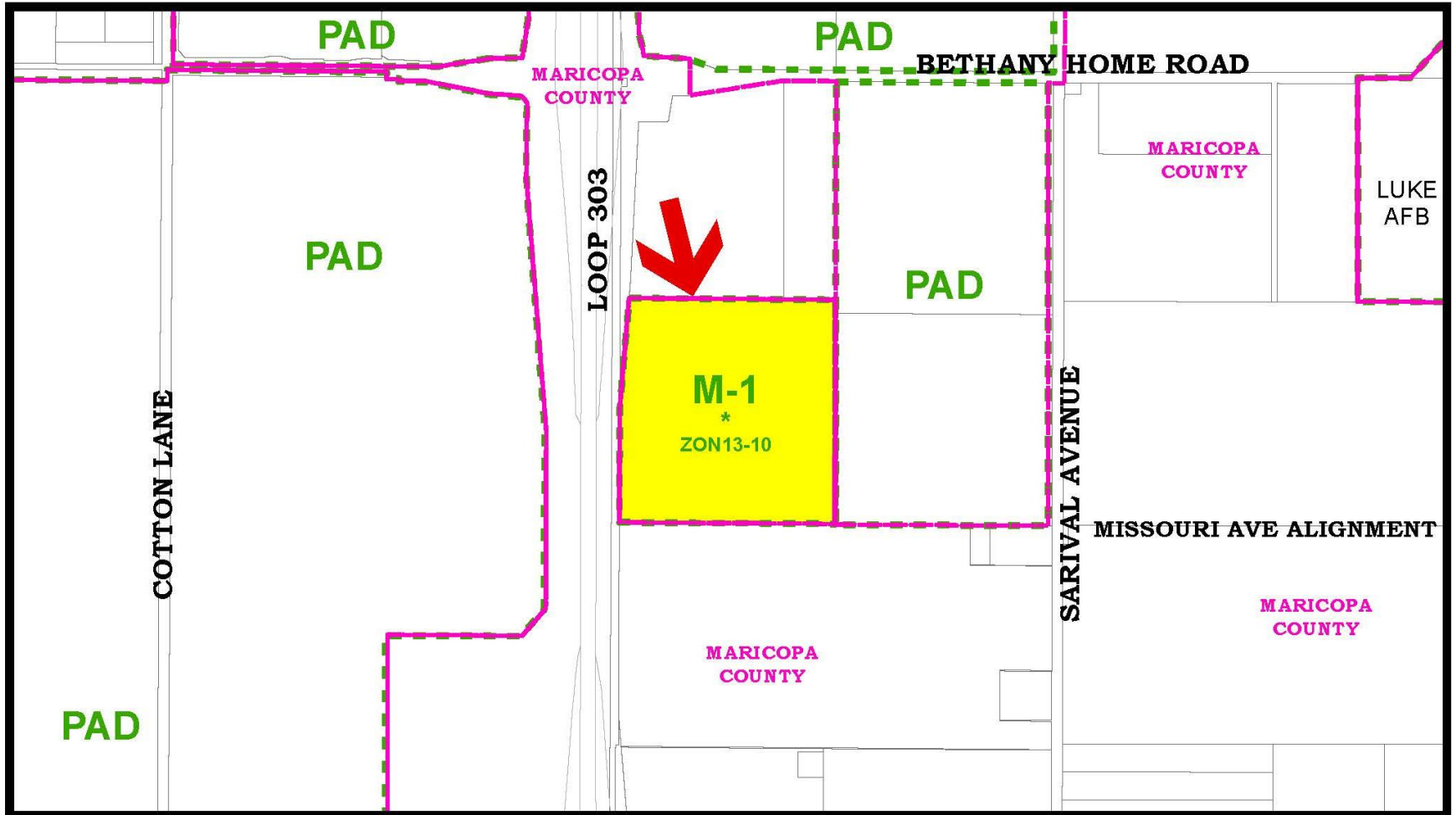
Located south of the SEC of Bethany Home Road and Loop 303.



Aerial



Zoning Map





Conceptual Landscape Plan





Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Minimum Net Lot Area	6,000 SF	6,000 SF
Maximum Lot Area	N/A	N/A
Building Setbacks		
Front Setback	25-feet	20-feet
Rear Setback	60-feet ²	60-feet ²
Side Setback	60 feet ²	60-feet ²
Street Side Setback	25-feet	25-feet
Landscape Setbacks		
Front	20-feet	15-feet
Rear	20-feet	10-feet
Street Side	20-feet	20-feet
West	10-feet	10-feet

¹Sign area includes up to two (2) multi-tenant signs.

²60 feet to residential uses. 15 feet to non-residential uses.

³The reduction in parking stall length will not include the overhang as part of the length (A parking stall cannot be striped at 16.5' long with a 1.5' overhang).



Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Maximum Building Height	30 feet	60 feet Rooftop building appurtenances and material silos, or other similar building specific support elements can exceed roof height of 60 feet maximum provided they are more than 20 feet from the building's roof edge and approved by LUKE AFB and the FAA. Roof mounted equipment shall be fully screened.
Maximum FAR	0.3	.5 (Mezzanine SF area excluded from FAR ratio)

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Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Auto Parking (Minimum Required)		
<ul style="list-style-type: none"> Warehouse, Distribution & Data Center Office/Medical Commercial/Retail 	1/600 SF 1/300 SF 1/300 SF	1/2,000 SF 1/500 SF 1/500 SF
Parking Stall Dimensions	10' x 20'	9'X18' ³
Freeway Pylon Sign (Square Feet of Sign Area)	N/A	Max. Height 50 feet 450 SF ¹
Multi-Tenant Pylon Signs (Square Feet of Sign Area)	10-feet	30-feet 450 SF ¹
Note: Two Signs are allowed per street frontage at a minimum separation of 330 feet. Existing Billboards will remain in place.		

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Recommendation

On November 10, 2022, Planning Commission recommend approval of ZON22-14, subject to the following stipulations:



Continued:

1. Development shall be in substantial conformance to the PAD Narrative entitled “Bethany Home 303,” date stamped October 3, 2022.
2. An FAA form 7460-1 shall be submitted, reviewed and approved by the FAA prior to issuance of any building permits.